



# BOROUGH OF RED BANK

90 MONMOUTH STREET ♦ RED BANK ♦ NJ 07701

## MUNICIPAL COUNCIL ♦ REGULAR MEETING MINUTES MARCH 26, 2026 ♦ 6:30 P.M.

**SUNSHINE STATEMENT** This meeting is being held in accordance with the Open Public Meetings Act. Adequate notice of this meeting has been published in the Borough's official newspapers and posted in the municipal building and on the Borough's website. As permitted by the Open Public Meetings Act, this meeting is being held in-person and broadcast online via Zoom video meetings. The option to attend via Zoom is a courtesy. If Zoom becomes unavailable and cannot be fixed, the Council meeting will continue in-person only. For those joining us via Zoom, please raise your hand during designated times to be recognized for a comment. Whether you are appearing in person or via Zoom, you must provide your name to be recognized.

### PLEDGE OF ALLEGIANCE

### ROLL CALL

**Present:** Councilmember Bonatakis, Councilmember Facey-Blackwood, Councilmember Forest, Councilmember Jannone, Councilmember Yuro, Deputy Mayor Triggiano, and Mayor Portman

**Others present:** Gregory Cannon, Borough Attorney, James Gant, Borough Manager, and Mary Moss, Borough Clerk

**Absent:**

### PROCLAMATIONS/ANNOUNCEMENTS/APPOINTMENTS

Mayor Portman read into record the following Proclamation(s)

Proclamations- Honoring Mary Ferraro and Dana Colindres each for the Dedication to the Red Bank Community through the Annual Santa Run- Mary Ferraro and Dana Colindres

### PRESENTATIONS- NONE

### PUBLIC COMMENTS ON AGENDA ITEMS ONLY

Councilmember Forest motioned to open the floor for public comment on agenda items only; Councilmember Facey-Blackwood seconded the motion. A voice vote confirmed all in favor.

No one commented

Councilmember Facey-Blackwood motioned to close the floor for public comments on agenda items only; Councilmember Forest seconded the motion. A voice vote confirmed all in favor

### APPROVAL OF MINUTES

- 3/12/2026- Regular Meeting minutes- Councilmember Forest motioned to approve the minutes; Councilmember Jannone seconded the motion. A voice vote confirmed all in favor.

### ORDINANCES

1. Final Reading/Public Hearing: 2026-07, ENTITLED AN ORDINANCE ADOPTING NEW CHAPTER 99: "PASSPORT SERVICES" TO ESTABLISH FEES FOR U.S. PASSPORT SERVICES PROVIDED BY THE BOROUGH CLERK

Ordinance was introduced March 12, 2026

Councilmember Jannone motioned to open the floor for the public hearing on Ordinance 2026-07; Councilmember Yuro seconded the motion. A roll call vote confirmed all in favor.

No one came forward to comment.

Councilmember Facey-Blackwood motioned to close the floor for the public hearing on Ordinance 2026-05; Councilmember Jannone seconded the motion. A voice vote confirmed all in favor.

Councilmember Facey-Blackwood motioned to approve the ordinance for adoption; Councilmember Forest seconded the motion. A roll call vote confirmed all in favor.

\*\*\*\*\*

2. Introduction: 2026-08, ORDINANCE AMENDING CHAPTER 680: "VEHICLES AND TRAFFIC" TO CLARIFY NO PARKING ZONES ON HUDSON AVENUE TO ENHANCE PUBLIC SAFETY

Councilmember Jannone motioned to approve Ordinance 2026-08 on first reading and to authorize the notice of approval and public hearing to be held on April 9, 2026, Councilmember Bonatakis seconded. A roll call vote confirmed all in favor.

Mayor Portman stated that the public hearing on the ordinance would be held on April 9, 2026.

\*\*\*\*\*

**RESOLUTION(S)**

Deputy Mayor Triggiano motioned to approve resolutions 26-68 through 26-70 under Consent Agenda; Councilmember Facey-Blackwood seconded the motion. A roll call vote confirmed all in favor.

Councilmember Forest clarifies that their vote (resolution 26-69) does not indicate full approval of the proposed Transit Village project. They emphasize the need for any agreement, particularly a PILOT to include appropriate funding for schools, note the importance of affordable housing, and recognize the site's potential due to its underutilized location near the train station. However, they express concern about unresolved details and intend to carefully review future proposals before offering full support.

Deputy Mayor Triggiano further clarified on (resolution 26-69) that the vote does not approve the project itself but simply allows the developer to apply for the state's Aspire program/grant, a gap financing program. Eligibility requires at least 20% affordable housing and prevailing wages, and explain that Aspire replaces the former ERG program. The vote is procedural, granting permission to seek funding, not final project approval.

**26-68 RESOLUTION FOR PAYMENT OF BILLS**

**26-69 RESOLUTION OF THE BOROUGH COUNCIL OF RED BANK BOROUGH, COUNTY OF MONMOUTH, STATE OF NEW JERSEY, EXPRESSING SUPPORT FOR THE DENZAR AT TRANSIT, LLC MIXED-USE DEVELOPMENT PROJECT KNOWN AS "THE RAIL AT RED BANK – NORTH" AND THE DEVELOPER'S APPLICATION FOR TAX CREDITS UNDER THE NEW JERSEY ASPIRE PROGRAM**

**26-70 RESOLUTION AUTHORIZING ISSUANCE OF SUMMONS/COMPLAINT TO ENFORCE RESOLUTION OF THE RED BANK RENT LEVELING BOARD**

**DISCUSSION AND ACTION FOR MAYOR AND COUNCIL**

*Proposed Events requesting feedback from Mayor and Council: -NONE*

*Proposed Applications requesting feedback from Mayor and Council: -NONE*

**PUBLIC QUESTIONS COMMENTS**

Councilmember Jannone motioned to open the floor for public questions & comments; Councilmember Yuro seconded the motion. A voice vote confirmed all in favor.

No one came forward to comment.

Deputy Mayor Triggiano motioned to close the floor for public questions & comments; Councilmember Jannone seconded the motion. A voice vote confirmed all in favor.

## MAYOR & COUNCIL COMMENTS

**Councilmember Bonatakis:** thanked the governing body for supporting the resolution, emphasizing its importance in upholding rent leveling board recommendations and protecting tenants in Red Bank. Noted ongoing efforts to modernize and strengthen the rent leveling ordinance and board in the future.

**Councilmember Yuro:** little to report from RiverCenter, but highlights concern over the state's limited \$30 million allocation for new affordable housing, calling it insufficient. Emphasized the importance of local action, expressing strong support for the Transit Village development as a way to expand both affordable and market-rate housing, which could help reduce overall rental costs borough-wide.

**Councilmember Facey-Blackwood:** Shared highlights from a recent Environmental Commission and Sustainable Yards presentation, which focused on eco-friendly yard care and reducing reliance on fossil fuel equipment. Announced an upcoming community Green Fair at Red Bank Middle School on April 22, inviting residents to attend and engage with local sustainability efforts and student activities.

**Councilmember Forest:** Provided updates from Parks and Recreation, including plans to expand the popular Garden Tour with more locations, extended hours, possible transportation options, and new award categories. They also mention ongoing planning for Juneteenth events.

Additionally, shared insights from recent school meetings, noting budget challenges driven by rising costs, particularly insurance, while emphasizing the importance of supporting education.

Finally, discussed attending a regional press conference opposing a proposed pipeline, expressing concern about its environmental impact and lack of benefit to New Jersey, while highlighting the borough's support for neighboring communities.

**Councilmember Jannone:** provided the following update:

Acknowledgements:

- Thanked VNA of Central Jersey for their open house and reconnecting with staff.
- Recognized VNA of Central Jersey and Parker Clinic for providing comprehensive, sliding scale or free healthcare, including dental, GYN, chiropractic, and other services across multiple locations (Red Bank, Keyport, Asbury, Freehold).
- Highlighted patient testimonials about early cancer detection and the importance of patient voices on the board.

Health Policy:

- Emphasized concern about Medicaid cuts increasing insurance costs and affecting local budgets.
- Advocated healthcare as a right for all residents, not just those insured.
- Corrected misinformation regarding insurance costs being a borough decision; attributed increases to federal policy.
- Offered to educate residents on health policy, drawing on doctoral-level expertise.

Community Engagement:

- Thanked Mary and Dana for organizing the Santa Run; described volunteering as a highlight of council service.
- Highlighted the effort and coordination required to organize community volunteer events.

Mayor's Wellness & Regional Collaboration:

- Reported on leadership meeting with other municipalities (Asbury, Neptune City, Long Branch, Freehold).
- Red Bank praised for programs serving all community members, including the PULSSE social worker program with police.
- Shared best practices and ideas across towns; coordinated by the Quality Institute for Health.

Environmental & Library Initiatives:

- Attended Sustainable Yards presentation with Environmental Commission and Animal Welfare; highlighted natural yard care, battery-powered equipment, and habitat gardens.

Upcoming Events & Programs:

- Green Fair: April 22, Red Bank Middle School, 5–6:30 PM.
- Free Rabies Clinic: May 2, Firehouse on Spring Street, 9 AM–1 PM.
- Dog Days: September 19, Marine Park.
- Dog Walk on Broadway & other animal-focused community events.

- Mayor’s Wellness participation in Earth Day at the Middle School, featuring tobacco prevention outreach using carbon monoxide monitors and educational materials.

**Deputy Mayor Triggiano:** highlighted the Red Bank Visual Arts Committee’s new Facebook page and upcoming Graffiti Jam in the Park, praised the VNA Open House for showcasing local resources, and shared their attendance at Governor Murphy’s signing of three immigration bills—covering data protection, the codified Immigrant Trust Directive, and transparency of federal agents—emphasizing the long-term advocacy behind the legislation and the importance of immigrant rights to the Red Bank community.

**MAYOR PORTMAN:** reported that East Side Park remediation is ongoing, requiring soil cleanup. Noted that Jamian’s is celebrating its 25th anniversary this weekend.

**MANAGER’S REPORT: HIGHLIGHTED THE FOLLOWING:**

DPU Project: Subcommittee meeting held; upcoming full professional review meeting planned to discuss proposals.

Broadwalk Programming Committee: Active planning for May events; schedule to be released mid-April.

Budget Presentation: Scheduled for April 2nd at 5:30 PM, to be presented by the CFO.

Labor & Employment Relations Association Meeting: Speaker shared insights on social media use for public officials and employees.

Police & Public Works Commendation: Officers and staff responded effectively to a Friday incident at 90 Mammoth Street involving a subject with a weapon; impact-resistant window replacements are planned.

Social Media Engagement: Positive resident feedback noted; continued efforts to highlight community events and municipal work via social media.

Team Recognition: Appreciation for the efforts of Fatima, Adriana, and the communications team in producing engaging content and improving outreach.

Linden Avenue Project:

- Construction has begun on Linden Place with test-pitting on utilities, now progressing as weather improves.

Passport Services Program:

- A new ordinance was introduced to enable passport services at Borough Hall, allowing residents and non-residents to submit applications, have photos taken, and make payments.
- The program is expected to generate revenue for the borough and will be supported by a public information campaign.

Department Head Meeting:

- Quarterly meeting was held with all department heads, providing updates on projects, challenges, and 2025 outcomes.
- Included a professional development exercise on root cause analysis using the “Five Whys” method.

Employee Appreciation Breakfast:

- Held in honor of Employee Appreciation Day, allowing staff and officials to celebrate accomplishments and engage informally.

Overall, the Borough Manager emphasized progress, collaboration, and continued initiatives across the borough.

Councilmember Forest stated that there has been a lot of positive social media feedback from community.

Councilmember Jannone: it’s nice to see the information in English and Spanish and thanked Fatima for going above and beyond.

**EXECUTIVE SESSION: RESOLUTION NO. #26-71, approximately at 7:15 p.m.**

Deputy Mayor Triggiano offered a motion to enter executive session, seconded by Councilmember Forrest. A voice vote confirmed all in favor.

Atty. Cannon stated that there will be no action taken by the Borough Council after the executive session, and the session is expected to take approximately twenty-five (25) minute to thirty-five (35) minutes.

Item # 7. Matters affecting pending or anticipated litigation to which the public body may be party, matters within the attorney client privilege.

Item # 8. Personnel matters concerning the employment, appointment, evaluation, promotion or termination of a public officer or employee;

Present: Councilmember Bonatakis, Councilmember Yuro, Councilmember Facey-Blackwood, Councilmember Forest, Councilmember Jannone, Deputy Mayor Triggiano and Mayor Portman

Others present: Gregory Cannon, Borough Attorney, James Gant, Borough Manager, Jonathan Cohen, Labor Attorney and Bonnie Thomas, Deputy Borough Clerk

Absent:

There being no further business, Deputy Mayor Triggiano offered a motion to adjourn the executive session, seconded by Councilmember Jannone. A voice vote confirmed all in favor.

**ADJOURNMENT OF EXECUTIVE SESSION: 7:56 p.m.**

**ADJOURNMENT: 7:56 p.m.**

There being no further business, Deputy Mayor Triggiano offered a motion to adjourn, seconded by Councilmember Jannone. A voice vote confirmed all in favor.

Respectfully submitted,

Mary Moss, RMC  
Borough Clerk